

BOARD OF ADJUSTMENT MEETING

City of Fort Lauderdale
Development Services Department
700 NW 19th Avenue, Fort Lauderdale, Florida 33311

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Wednesday, January 8th, 2025
6:00 PM

AGENDA RESULTS

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM
- III. PUBLIC SIGN-IN / SWEARING-IN
- IV. **AGENDA ITEMS: AGENDA ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ALL APPLICANT(S), AGENT(S), AND ANYONE WHO WISHES TO SPEAK ON ANY ITEM ON THE AGENDA, MUST BE PRESENT AT THE BEGINNING OF THE MEETING DUE TO THE POSSIBILITY THAT AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.**

1.	CASE:	PLN-BOA-24110001
	OWNER:	H&M HOUSING LAND DEVELOPMENT LLC
	AGENT:	ISAACSON, DAVID, ESQ
	ADDRESS:	2950 SW 17 PL, FORT LAUDERDALE, FL 33312
	LEGAL DESCRIPTION:	THAT PORTION OF LOT 8, BLOCK 2. "ROHAN ACRES". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, AT PAGE43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).
	ZONING DISTRICT:	RS-6.85B - IRREGULAR RESIDENTIAL

COMMISSION DISTRICT: 4

REQUESTING: **Sec. 47-24.5. D.3.e - Subdivision regulations.**

- Requesting a variance for the proposed side property line segments of lot 8, per the survey legal description, from the requirement for the side lot lines be substantially at right angles or radial to the street line allowing the 52 foot north segment of the side lot line to turn 90 degrees north to now run parallel to the street line and to allow the 56.60 foot south segment of the side lot line to turn 90 degrees south to now run parallel to the street line.

Motion to grant the variance failed 1-6.

2. **CASE:** PLN-BOA-24090005
OWNER: CAMPBELL, RYAN F
AGENT: SALEH, BILAL
ADDRESS: 909 SOUTH WEST 19 STREET, FORT LAUDERDALE, FLORIDA 33315
LEGAL DESCRIPTION: LOT 13, IN BOOK 146, OF CAROL CITY 6TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SEE SURVEY).
ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT: 4
REQUESTING: **Sec 47-5.31-Table of dimensional requirements for the RS-8 district.**

(Note A)

- Requesting a variance to allow an existing carport to be enclosed at a side setback distance of 4.72 feet, whereas the code requires a minimum side yard setback of 5 feet. A total variance request of 0.28 feet.

Sec 47-19.2. B. Architectural features in a residential district.

- Requesting a variance to allow an existing side yard overhang of 1.8 feet from the face of the building to remain, whereas the code permits a maximum overhang of 1.57 feet from the face of the building. A total variance request of 0.23 feet.

NOTE: 47-19.2. B Architectural features in residential districts. Architectural features such as eaves, cornices, unenclosed balconies with open railings, windowsills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third ($\frac{1}{3}$) of the required yard, whichever is less.

Motion to grant the two variance requests passed 7-0.

3. **CASE:** PLN-BOA-24100005
OWNER: METWALLI, AHMED & MARYELLEN
AGENT: PENA, ROBERTO

ADDRESS: 1036 SOUTH EAST 12TH WAY, FORT LAUDERDALE, FLORIDA 33316
LEGAL DESCRIPTION: LOT 5 & 5 BLOCK 12 SUBDIVISION RIO VISTA ISLES UNIT 3 PLAT BOOK 7 PAGE 14 OF BROWARD COUNTY, FLORIDA. (SEE SURVEY)
ZONING DISTRICT: RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
COMMISSION DISTRICT: 4
REQUESTING: **Sec. 47-19.5. B.1d.- Fences, walls and hedges.**

- Requesting a variance to allow an existing fence to be replaced at a 0 feet corner yard setback from a street property line, whereas the code requires a minimum average of 3 feet setback from the street property line. A total variance request of 3 feet.

Motion to defer the variance request passed 7-0.

4. **CASE:** **PLN-BOA-24120001**
OWNER: QUARTERMAN, LISA M
AGENT: SCHEIN, ANDREW J, ESQ.
ADDRESS: 720 ISLE OF PALMS DRIVE, FORT LAUDERDALE, FLORIDA 33301
LEGAL DESCRIPTION: LOT 25, BLOCK 1, SUBDIVISION: STILLWELL ISLES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 34 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SEE SURVEY).

ZONING DISTRICT: RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY
COMMISSION DISTRICT: 2
REQUESTING: **Sec. 47-5.30. - Table of dimensional requirements for the RS-4.4 district. (Note A)**

- Requesting a variance to allow an existing 24.43' front yard setback to remain, whereas ULDR Section 47-5.30 requires a 25-foot front yard setback. A total variance request of 0.57 feet.
- Requesting a variance to allow an existing side yard setback of 9.10 feet to remain, whereas ULDR Section 47-5.30 requires a minimum 10-foot side yard setback. A total variance of 0.90 feet.
- Requesting a variance to allow an existing freestanding shade structure to remain at a side yard setback of 5.22 feet, whereas ULDR Section 47-5.30 requires a 10-foot side yard setback. A total variance request of 4.78 feet.

Sec. 47-19.2. P. Freestanding shade structures.

- Requesting a variance to allow an existing freestanding shade structure to remain at an 8.58-foot rear yard setback, whereas ULDR Section 47-19.2. P. requires a 10-foot rear yard setback. A total variance of 1.42 feet.

Motion to defer the variance requests passed 7-0

V. COMMUNICATION TO THE CITY COMMISSION

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.